

**DEC  
2003**

# North Long Beach Community Planning Bulletin

[www.longbeach.gov/plan/content/complan.htm](http://www.longbeach.gov/plan/content/complan.htm)



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DEPARTMENT OF PLANNING & BUILDING  
Community & Environmental Planning Division  
333 West Ocean Blvd. Long Beach, California 90802

Revised Dec. 10

## **NEW APPLICATIONS FILED**

### **1. Conceptual Staff Site Plan Review for LAX “Fly-Away” Parking at 5894 Long Beach Blvd. (Case 0310-26) LF**

Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues which may affect the development; and to suggest alternatives. The 28-acre project site is located under the Southern California Edison Right-of-Way between the Long Beach Boulevard and Artesia Boulevard exits on the 710 Freeway and bounded by the 710 Freeway to the West and the Los Angeles River to the East. The “Fly-Away” would act as long-term parking for Los Angeles International Airport. Airport customers would park at the proposed “Fly-Away” and take a shuttle to LAX. Approximately 60 temporary spaces and 2900 long-term parking spaces are proposed in addition to a 7,500 SF terminal building. Artesia Boulevard would provide the sole access to the site. The property is zoned Public Right-of-Way (PR) and has a General Plan designation of Land Use District 13 (Rights of Way). A final application would likely require an amendment to the zoning code, zone change, planned development district and/or a general plan amendment in addition to environmental review including a traffic study. The application would be heard by the Planning Commission and any zone change, zoning amendment, or general plan amendment, would also require approval of the City Council.

### **2. Conditional Use Permit for Check Cashing within existing Market at 5575 Atlantic Ave (Case 0310-31) JR**

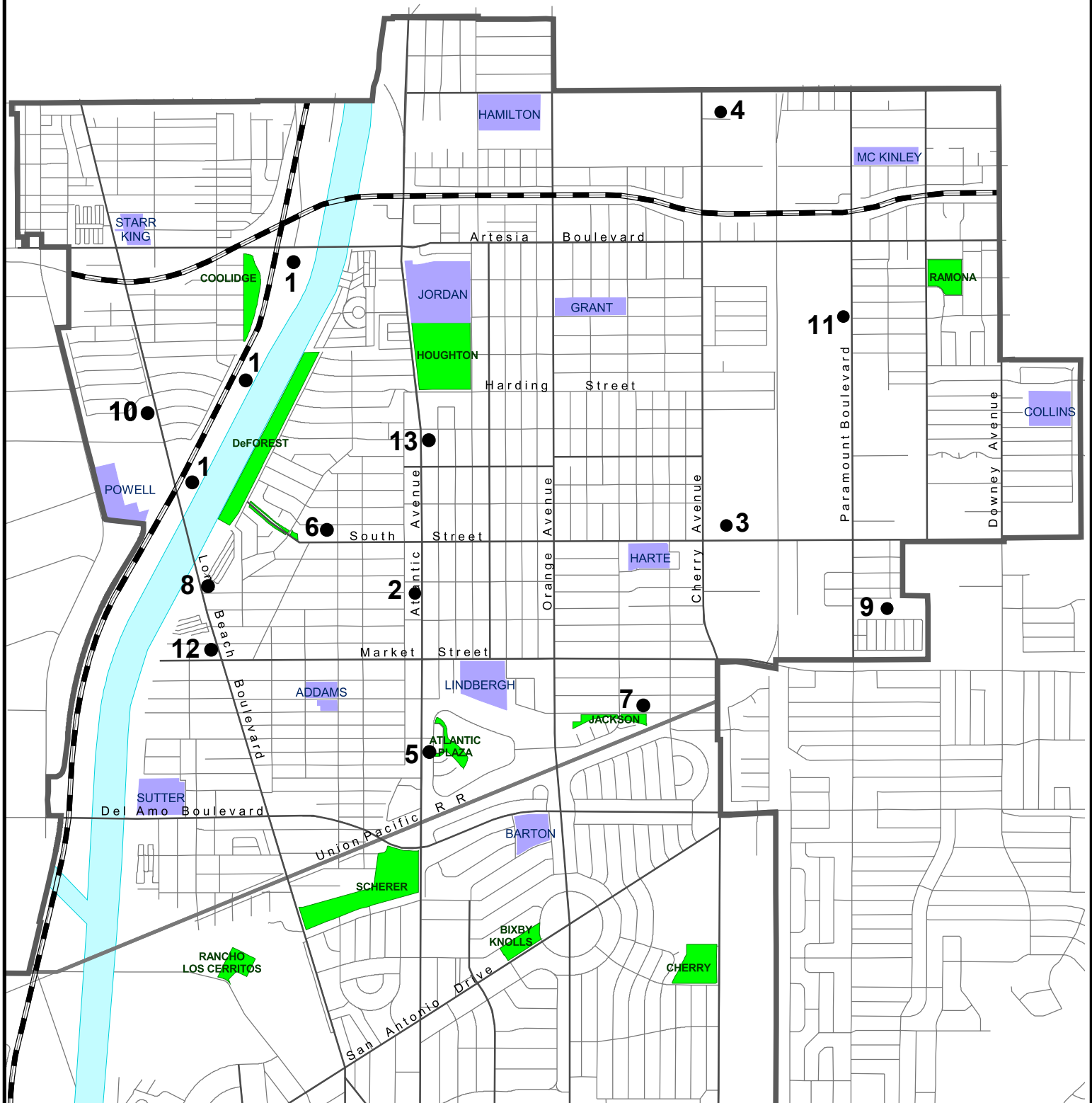
The applicant proposes to establish a Dolex money transfer booth within the Numero 2 Rancho Market. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from the market.

The Planning Commission **Public Hearing** is scheduled for **January 15, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

### **3. Conditional Use Permit for Check Cashing within existing Market at 2185 South St (Case 0311-18) JR**

The applicant proposes to establish a full-service check cashing center within Food 4 Less. Planning staff is recommending approval with conditions. In addition to

# North Long Beach - Site Location Map



 Schools  
 Parks



1000 0 1000 2000 Feet

1. 5894 Long Beach Blvd. - CSSPR for LAX "Fly-Away" Remote Parking ☐
2. 5575 Atlantic Ave. - CUP for Check Cashing (1/15 PC) ☐
3. 2185 South St. - CUP for Check Cashing (1/15 PC) ☐
4. 2101 E. 69th St. - SSPR for 7,509 SF new Industrial Building ☐
5. 5150 Atlantic Ave. - Sign Standards Waiver and Sign Program ☐
6. 254 E. Hullett St. - SSPR for new Single Family Residence ☐
7. 1659 E. Jackson St. - Standards Variance for bathing room in garage (12/22 ZA) ☐
8. 5602 Long Beach Blvd - CUP for Alcohol Sales (12/18 PC) ☐

Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from Food 4 Less.

The Planning Commission **Public Hearing** is scheduled for **January 15, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**4. Staff Site Plan Review for 7,509 SF new Industrial Building at 2101 E. 69<sup>th</sup> St. (Case 0311-14) CC (see Attachment 1)**

The application to develop a currently vacant lot was conditionally **approved** at the December 1 Staff Site Plan Review Meeting. Comments were provided about redesigning the front entrance to the building, parking requirements, and uses shown on the site plan. Code allows a maximum of 25% of floor area as an accessory use to manufacturing. The proposed building initially was over this threshold and would have required a standards variance. The revised plan shows less than 25% office space, and thus meets parking requirements.

**5. Sign Standards Waiver and Sign Program for Jack In The Box at 5150 Atlantic Ave. (Case 0311-03) CC (see Attachment 7)**

The sign program is required for developments with five or more new signs. The sign standards waiver requested an additional, two instead of not more than one, menu sign. Both were **approved** at the December 1 Staff Site Plan Review meeting. As background, a Conditional Use Permit and vacation request for a new Jack-In-The-Box restaurant was approved by the Planning Commission on August 1, 2002.

**6. Staff Site Plan Review for 2-story Single Family Residence at 254 E. Hullett Street (Case 0309-05) JV (see Attachment 4)**

A new 1,405 SF two-story house with a two-car garage is proposed at 254 E Hullett Street. The 25' by 117' property is zoned R1-N (single-family residential). Staff Site Plan Review is required on lots less than 27 feet wide.

**7. Standards Variance to permit oversized Garage with attached bathing facility at 1659 E. Jackson St. (Case 0311-07) JM (see Attachment 8)**

In 2001, a modification to a 1982 standards variance was approved to allow an oversized garage with a pool shower room inside and less than code required side yard setback. Because permits lapsed, the applicant is reapplying for approval. Staff is recommending approval with similar conditions from the previous approval including that the bathing facility is only accessible from the exterior and that the property is deed restricted so that the structure shall not become living quarters in the future.

The Zoning Administrator **Public Hearing** is scheduled for **December 22, 2003**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Greg Carpenter, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

## **PENDING CASES PREVIOUSLY REPORTED ON**

### **8. Conditional Use Permit Application for Beer, Wine, and Distilled Spirit sales at 5602 Long Beach Blvd. (Case 0310-20) JV**

The Conditional Use Permit Application would amend a previous Special Use Permit that allowed a commercial use in a mobile home district (RM). The 1,580 SF mini-market building, currently under construction, was approved through Staff Site Plan Review September 2002. The previous building had a Conditional Use Permit Exemption, which allowed it to sell alcohol, but those rights were lost upon demolition. The site is located in a high-crime reporting district. Planning staff is recommending approval with conditions to limit the hours of operation from 7am-11pm and to prohibit the sale of single cans of alcohol.

The Planning Commission **Public Hearing** is scheduled for **December 18, 2003**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

### **9. Staff Site Plan Review, Standards Variance, Zone Change, General Plan Amendment, and Environmental Impact Report for Proposed Park at 2910 E. 55<sup>th</sup> Way (Case 3007-02) LF (see Attachment 5)**

A new 5.8-acre park is proposed at 2910 E. 55<sup>th</sup> Way, just East of Paramount Boulevard. This park will serve as replacement parkland for the new police substation being built at Scherer Park while revitalizing a vacant, blighted lot. The site is currently zoned RM for mobile homes and manufactured housing. The General Plan designation is for Single Family Residential. A Standards Variance is requested for parking, landscaping requirements around the site edges, and also possibly for fence height. 55 parking spaces are currently shown on site, while code requires a total of 75 spaces. The project proponent is also exploring the possibility of providing parking on the public right of way on 55<sup>th</sup> Way to increase parking for the site. A new architect is currently working on more detailed drawings of the site including the fence design and height. Upon receiving of these drawings the plan will go through Staff Site Plan Review and a Technical Advisory Committee meeting will be held where several departments will review the proposal before the Planning Commission hears all of the requests. The proposed Zone and General Plan Changes also must be heard by the City Council upon recommendation from the Planning Commission.

The revised site plan was presented at the November NLB PAC meeting and also at a December 3<sup>rd</sup> community meeting at Ramona Park. The Planning Commission Public Hearing is tentatively scheduled for February 5, 2004.

## **ACTIONS ON COMPLETED CASES**

### **10. Tentative Parcel Map for Subdivision at 6145 Long Beach Blvd. (Case 0310-17) HS (see Attachment 2)**

The property is zoned CCA (Community Auto-Oriented Commercial). The tentative parcel map proposes dividing the existing parcel into 2 lots of 16,268 SF and 17,471 SF. A 2,550 SF building for two restaurant uses which required a CUP for a drive-thru was approved at the April 3, 2003 Planning Commission Hearing. The approved building would sit on the southernmost lot created by the proposed subdivision. The Planning Commission **approved** the tentative parcel map at its December 4 meeting.

### **11. Staff Site Plan Review for new 42,000 SF addition at 6375 Paramount Blvd. (TABC) (Case 0310-03) JR (see Attachment 3)**

A 42,000 SF addition to Building H at the existing TABC facility is proposed. The addition would be used to store parts. The addition was conditionally **approved** through Staff Site Plan Review subject to a parking summary of the entire facility to be provided by the applicant to determine whether the new addition would require additional parking.

### **12. Modification to Administrative Use Permit Application to Operate a Recycling Center with attendant at 5425 Long Beach Blvd (Case 0308-27) CC**

A “mobile” recycling center is proposed at 5425 Long Beach Boulevard in the parking lot of Best Food Market. This use requires an Administrative Use Permit in the Community Commercial Automobile-Oriented zone. The application was **approved** with conditions at the September 22 Zoning Administrator Hearing. Conditions include closing the curb-cut to Louise from the Northern parking lot in order to add approximately 3 parking spaces, requiring the recycling truck be parked in the Westernmost parking space (adjacent to the alley), re-landscaping the parkway on Louise, prohibiting collection of recyclables from shopping carts, and removing the exterior pay phone and illegal signage.

The applicant filed for an administrative action to modify the AUP approved on September 22 to remove condition #24 which requires the curb-cut on Louise Street to be closed. The modification request was **denied** by the Zoning Administrator.

### **13. Staff Site Plan Review for 1,222 SF Commercial Building with parking at 6056 Atlantic Ave (Case 0309-29) LF (see Attachment 9)**

The 40' x 115' lot is zoned CNA (Commercial Neighborhood Automobile-Oriented). The applicant proposes a 1,222 SF building with two tenant spaces and five parking spaces. As initially proposed, the site plan would require several standards variances for number of parking spaces, drive-aisle width, and distance between parking lot and property line. Staff asked the applicant to redesign the site plan to attempt to provide parking in the rear of the lot so that the building location would match the existing character of buildings near the street.

The revised plan was conditionally **approved** through Staff Site Plan Review. Comments were provided on improving the design of the façade of the building

through examples from the North Long Beach Design Guidelines and possibly reducing building square footage to allow more room for wider parking spaces and a buffer from adjacent residential in the rear of the lot. Through the Technical Advisory Committee, conditions were added to secure the parking lot after business hours with a gate, add a landscaped planter at the rear property line, and widen the sidewalk from 7' to 10'. Standards variances that would be required under the revised plan include front yard setback, parking lot setbacks, and driveway width.

## **ANNOUNCEMENTS**

### **14. NLB Community Planning Bulletin Hits the Web**

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is now available on the internet at: <http://www.longbeach.gov/plan/content/complan.htm>. I have also developed an email list that will be used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address. As this is a new endeavor, please let me know if you have any comments about how to make the bulletin more internet friendly.

### **15. Long Beach General Plan Update: Land Use and Mobility Plans. First Meeting Rescheduled for January 7 (6:30pm) at Houghton Park**

The Department of Planning and Building's Advance Planning Division is undertaking a major planning policy program. Over the next 18 months the Advance Planning Division will be working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans.

The city has been divided into 5 geographic community clusters and committees composed of community members for each cluster have been selected. The first Community Cluster meeting for North Long Beach has been rescheduled for 6:30pm **January 7** at Houghton Park.

### **16. 710 Freeway Long Term Congestion Relief Alternatives**

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

The Long Beach City Council I-710 Oversight Committee has been hosting a series of meetings. The next set community roundtable workshops are scheduled for January and February to address the issues of:

A) Loss of property and Neighborhood Impacts

- B) Health, Environment and Noise
- C) Truck Congestion, Safety and Impacts
- D) Port Issues

Following these workshops and City Council discussion, the Council intends to select a Long Beach preferred plan for improvements to the I-710 in April.

### **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rob Webb	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance Code Enforcement	(562) 570-6328
Zoning Code Enforcement	(562) 570-7497
Building Code Enforcement	(562) 570-6399
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(562) 590-4162
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010

# ATTACHMENT 1

osborn  
osborn

320 EAST HARVARD STREET  
GLENDALE, CA 91205  
www.osborn320.com

818.248.3112 F  
818.248.3067 F



EXISTING TWO-STORY  
INDUSTRIAL BUILDING  
HEIGHT: ±30'-0"

NEW TWO-STORY  
INDUSTRIAL BUILDING

EXISTING TWO-STORY  
INDUSTRIAL BUILDING  
HEIGHT: ±28'-0"

## AREA CALCULATIONS

LOT SIZE: 13,995 SF  
LOT COVERAGE: 5,248 SF  
BUILDING AREA: 5,248 SF (1ST FLOOR)  
3,281 SF (2ND FLOOR)  
7,529 SF (TOTAL)  
AREA TO LOT SIZE RATIO: .54

## PARKING REQUIREMENTS

PER LONG BEACH ZONING CODE TABLE 41-1C

USE	REQUIRED NUMBER OF SPACES <sup>1</sup>
OFFICE	4 PER 1,000 S.F.-GFA UP TO 20,000 S.F. <sup>2</sup>
WAREHOUSE	1 PER 1,000 S.F.-GFA <sup>3</sup>

<sup>1</sup> GFA = GROSS FLOOR AREA (EXCLUDES ELEVATOR CORES, STAIRWELLS, UTILITY ROOMS, RESTROOMS, AND UNOCCUPIED PORCHES).  
PER CONVERSATION WITH CITY OF LONG BEACH BUILDING OFFICIAL.  
<sup>2</sup> OR 1 PER 250 S.F.-GFA UP TO 20,000 S.F.-GFA  
<sup>3</sup> OFFICE AREA GREATER THAN 25% IS CALCULATED SEPARATELY.

## REQUIRED SPACES FOR WAREHOUSE

WAREHOUSE AREA + OFFICE AREA (UP TO 25% OF TOTAL WAREHOUSE AREA) = TOTAL WAREHOUSE AREA  
4,729 S.F.-GFA + 1,576 S.F.-GFA = 6,305 S.F.-GFA  
6,305 S.F.-GFA / 1,000 S.F. PER SPACE = 7 PARKING SPACES

## REQUIRED SPACES FOR OFFICE

OFFICE AREA (OVER 25% OF TOTAL WAREHOUSE AREA)  
464 S.F.-GFA / 250 S.F. PER SPACE = 2 PARKING SPACES

TOTAL REQUIRED SPACES: 9  
TOTAL PROVIDED SPACES: 9 (1 VEH ACCESSIBLE)

## SITE PLAN NOTES

SEE DRAWING A100 (SITE SURVEY) FOR EXISTING UTILITY LOCATION AND TOPOGRAPHIC INFORMATION.

PACIFICA  
ELECTRICAL CONTRACTORS

2101 EAST 69TH ST, LONG BEACH CA 90805

ISSUE FOR SITE PLAN REVIEW 11.18.03

ISSUE FOR PERMIT

ISSUE FOR BID

ISSUE FOR CONSTRUCTION

REVISION

REVISION

REVISION

STRUCTURAL ENGINEER

WILLIAM K. KIM ASSOCIATES

2430 WILSHIRE BLVD, STE 2310

LOS ANGELES, CA 90010

e-mail: wkim@willk.com

MECHANICAL / PLUMBING ENGINEER

SAM Y. LEE ASSOCIATES

143 S. GLENDALE AVE, STE 205

GLENDALE, CA 91205

e-mail: sylee@slgglobal.net

SITE PLAN

SCALE: 1"=7'-0"

DATE: 10NOV03

JOB NO: A03014

A101

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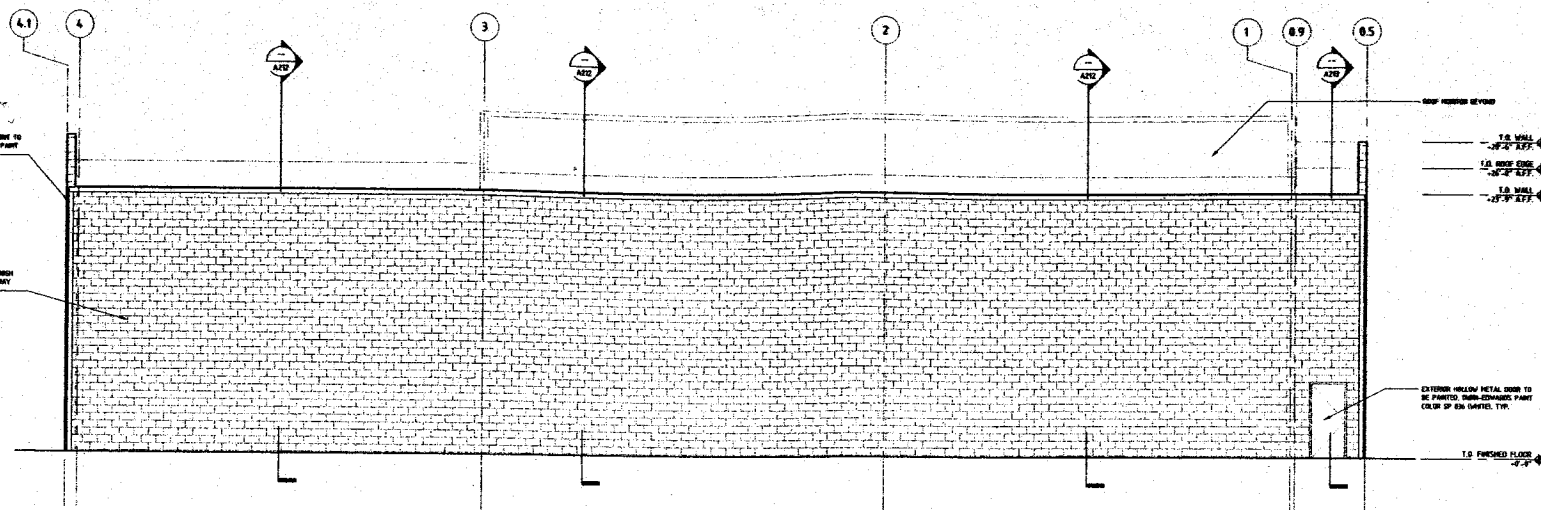


# ATTACH. 1 (Cont.)

**osborn**

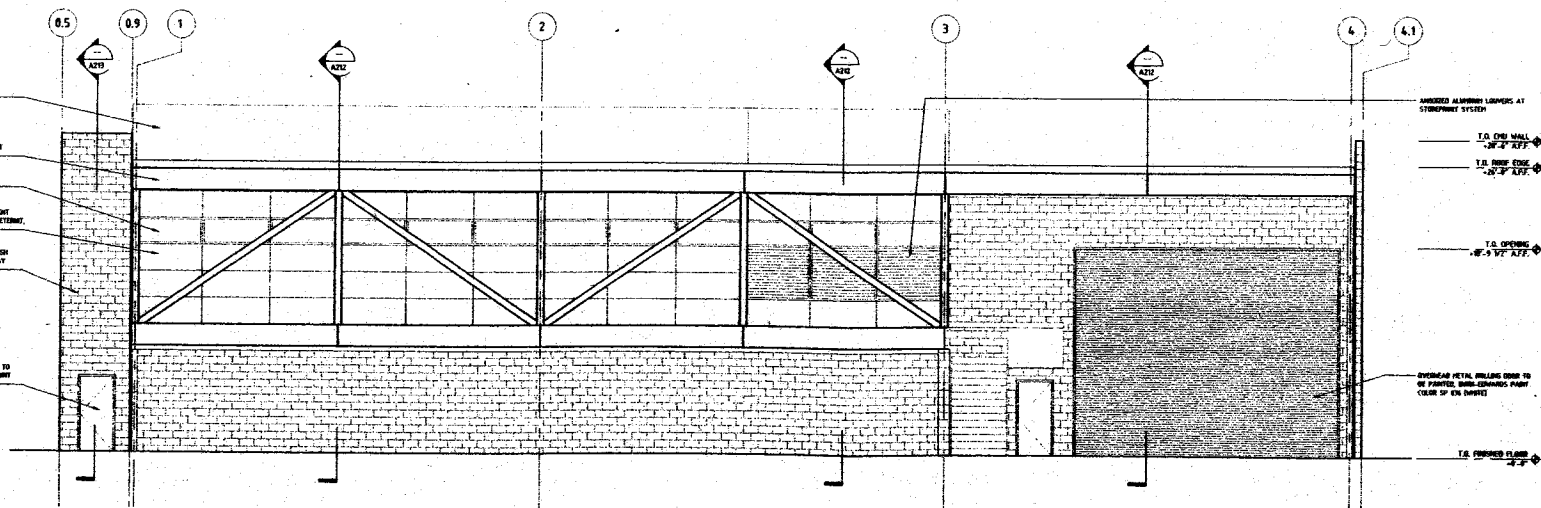
320 EAST HARVARD STREET  
GLENDALE, CA 91205  
www.osborn320.com

818.246.3112 T  
818.246.3097 F



NORTH EXTERIOR ELEVATION

1/8" = 1'-0" 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100" 101" 102" 103" 104" 105" 106" 107" 108" 109" 110" 111" 112" 113" 114" 115" 116" 117" 118" 119" 120" 121" 122" 123" 124" 125" 126" 127" 128" 129" 130" 131" 132" 133" 134" 135" 136" 137" 138" 139" 140" 141" 142" 143" 144" 145" 146" 147" 148" 149" 150" 151" 152" 153" 154" 155" 156" 157" 158" 159" 160" 161" 162" 163" 164" 165" 166" 167" 168" 169" 170" 171" 172" 173" 174" 175" 176" 177" 178" 179" 180" 181" 182" 183" 184" 185" 186" 187" 188" 189" 190" 191" 192" 193" 194" 195" 196" 197" 198" 199" 200" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 222" 223" 224" 225" 226" 227" 228" 229" 230" 231" 232" 233" 234" 235" 236" 237" 238" 239" 240" 241" 242" 243" 244" 245" 246" 247" 248" 249" 250" 251" 252" 253" 254" 255" 256" 257" 258" 259" 260" 261" 262" 263" 264" 265" 266" 267" 268" 269" 270" 271" 272" 273" 274" 275" 276" 277" 278" 279" 280" 281" 282" 283" 284" 285" 286" 287" 288" 289" 290" 291" 292" 293" 294" 295" 296" 297" 298" 299" 300" 301" 302" 303" 304" 305" 306" 307" 308" 309" 310" 311" 312" 313" 314" 315" 316" 317" 318" 319" 320" 321" 322" 323" 324" 325" 326" 327" 328" 329" 330" 331" 332" 333" 334" 335" 336" 337" 338" 339" 340" 341" 342" 343" 344" 345" 346" 347" 348" 349" 350" 351" 352" 353" 354" 355" 356" 357" 358" 359" 360" 361" 362" 363" 364" 365" 366" 367" 368" 369" 370" 371" 372" 373" 374" 375" 376" 377" 378" 379" 380" 381" 382" 383" 384" 385" 386" 387" 388" 389" 390" 391" 392" 393" 394" 395" 396" 397" 398" 399" 400" 401" 402" 403" 404" 405" 406" 407" 408" 409" 410" 411" 412" 413" 414" 415" 416" 417" 418" 419" 420" 421" 422" 423" 424" 425" 426" 427" 428" 429" 430" 431" 432" 433" 434" 435" 436" 437" 438" 439" 440" 441" 442" 443" 444" 445" 446" 447" 448" 449" 450" 451" 452" 453" 454" 455" 456" 457" 458" 459" 460" 461" 462" 463" 464" 465" 466" 467" 468" 469" 470" 471" 472" 473" 474" 475" 476" 477" 478" 479" 480" 481" 482" 483" 484" 485" 486" 487" 488" 489" 490" 491" 492" 493" 494" 495" 496" 497" 498" 499" 500" 501" 502" 503" 504" 505" 506" 507" 508" 509" 510" 511" 512" 513" 514" 515" 516" 517" 518" 519" 520" 521" 522" 523" 524" 525" 526" 527" 528" 529" 530" 531" 532" 533" 534" 535" 536" 537" 538" 539" 540" 541" 542" 543" 544" 545" 546" 547" 548" 549" 550" 551" 552" 553" 554" 555" 556" 557" 558" 559" 560" 561" 562" 563" 564" 565" 566" 567" 568" 569" 570" 571" 572" 573" 574" 575" 576" 577" 578" 579" 580" 581" 582" 583" 584" 585" 586" 587" 588" 589" 590" 591" 592" 593" 594" 595" 596" 597" 598" 599" 600" 601" 602" 603" 604" 605" 606" 607" 608" 609" 610" 611" 612" 613" 614" 615" 616" 617" 618" 619" 620" 621" 622" 623" 624" 625" 626" 627" 628" 629" 630" 631" 632" 633" 634" 635" 636" 637" 638" 639" 640" 641" 642" 643" 644" 645" 646" 647" 648" 649" 650" 651" 652" 653" 654" 655" 656" 657" 658" 659" 660" 661" 662" 663" 664" 665" 666" 667" 668" 669" 670" 671" 672" 673" 674" 675" 676" 677" 678" 679" 680" 681" 682" 683" 684" 685" 686" 687" 688" 689" 690" 691" 692" 693" 694" 695" 696" 697" 698" 699" 700" 701" 702" 703" 704" 705" 706" 707" 708" 709" 710" 711" 712" 713" 714" 715" 716" 717" 718" 719" 720" 721" 722" 723" 724" 725" 726" 727" 728" 729" 730" 731" 732" 733" 734" 735" 736" 737" 738" 739" 740" 741" 742" 743" 744" 745" 746" 747" 748" 749" 750" 751" 752" 753" 754" 755" 756" 757" 758" 759" 760" 761" 762" 763" 764" 765" 766" 767" 768" 769" 770" 771" 772" 773" 774" 775" 776" 777" 778" 779" 780" 781" 782" 783" 784" 785" 786" 787" 788" 789" 790" 791" 792" 793" 794" 795" 796" 797" 798" 799" 800" 801" 802" 803" 804" 805" 806" 807" 808" 809" 810" 811" 812" 813" 814" 815" 816" 817" 818" 819" 820" 821" 822" 823" 824" 825" 826" 827" 828" 829" 830" 831" 832" 833" 834" 835" 836" 837" 838" 839" 840" 841" 842" 843" 844" 845" 846" 847" 848" 849" 850" 851" 852" 853" 854" 855" 856" 857" 858" 859" 860" 861" 862" 863" 864" 865" 866" 867" 868" 869" 870" 871" 872" 873" 874" 875" 876" 877" 878" 879" 880" 881" 882" 883" 884" 885" 886" 887" 888" 889" 890" 891" 892" 893" 894" 895" 896" 897" 898" 899" 900" 901" 902" 903" 904" 905" 906" 907" 908" 909" 910" 911" 912" 913" 914" 915" 916" 917" 918" 919" 920" 921" 922" 923" 924" 925" 926" 927" 928" 929" 930" 931" 932" 933" 934" 935" 936" 937" 938" 939" 940" 941" 942" 943" 944" 945" 946" 947" 948" 949" 950" 951" 952" 953" 954" 955" 956" 957" 958" 959" 960" 961" 962" 963" 964" 965" 966" 967" 968" 969" 970" 971" 972" 973" 974" 975" 976" 977" 978" 979" 980" 981" 982" 983" 984" 985" 986" 987" 988" 989" 990" 991" 992" 993" 994" 995" 996" 997" 998" 999" 1000



SOUTH EXTERIOR ELEVATION

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**PACIFICA**  
ELECTRICAL CONTRACTORS

2101 EAST 69TH ST, LONG BEACH CA 90805

ISSUE FOR SITE PLAN REVIEW 11.18.03

ISSUE FOR PERMIT

ISSUE FOR BID

ISSUE FOR CONSTRUCTION

REVISION

REVISION

REVISION

STRUCTURAL ENGINEER

WILLIAM K. KIM ASSOCIATES  
3435 WILSHIRE BLVD, STE 2300  
LOS ANGELES, CA 90010  
e-mail: WkKim@aol.com

MECHANICAL / PLUMBING ENGINEER

SUNG Y. LEE ASSOCIATES  
143 S. GLENDALE AVE, STE 205  
GLENDAL, CA 91205  
e-mail: sylee@pacglobal.net

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"

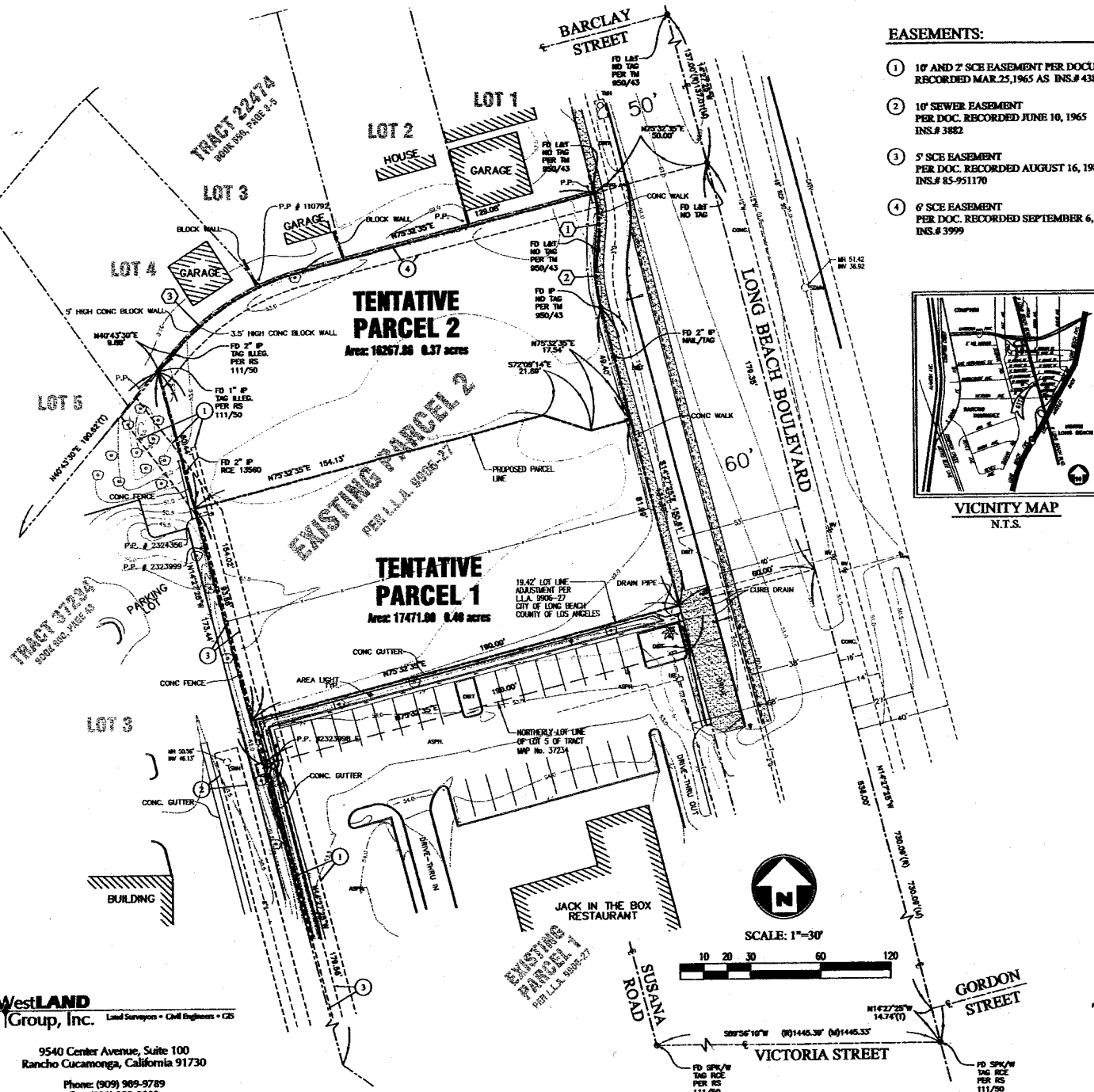
DATE: 10NOV03

JOB NO: A0304

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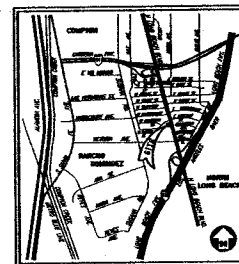
A200

## ATTACHMENT 2



**EASEMENTS:**

- ① 10' AND 7" SCE EASEMENT PER DOCUMENT  
RECORDED MAR.25,1965 AS INS.# 4387
- ② 10' SEWER EASEMENT  
PER DOC. RECORDED JUNE 10, 1965  
INS.# 3882
- ③ 5' SCE EASEMENT  
PER DOC. RECORDED AUGUST 16, 1985  
INS.# 95-91170
- ④ 6' SCE EASEMENT  
PER DOC. RECORDED SEPTEMBER 6, 1956  
INS.# 3999



**VICINITY MAP**  
N.T.S.

**INVOLVED PARTIES:**

**OWNER/DEVELOPER:** FOUNTAINHEAD SHRUGGED,LLC  
1400 QUAIL STREET, SUITE 135  
NEWPORT BEACH, CA. 92660  
(949) 752-7442

**SOILS ENGINEER:** TART SYSTEMS SOUTH WEST  
10134 608. STREET UNIT G  
RANCHO CUCAMONGA, CALIFORNIA  
91730  
(909) 484-5455

**ARCHITECT:** STUDIO 3 ARCHITECTS  
20101 S.W. BIRCH STREET  
SUITE 210  
NEWPORT BEACH, CA. 92660  
(949) 660-7985

**ENGINEER/  
SURVEYOR:** WESTLAND GROUP INC.  
9540 CENTER AVENUE  
SUITE 100  
RANCHO CUCAMONGA, CA  
91730  
(909) 989-9789

**NOTE:**

- (R) PER RECORD OF SURVEY  
BOOK 111, PAGE 50
- (T) PER TRACT MAP #37234  
BOOK 950, PAGE 43
- (M) PER MEASUREMENT IN FIELD

### BASIS OF BEARINGS:


THE BEARING N 14°27'25" W AS SHOWN ON RS 111/50 AS THE  
CENTER LINE OF LONG BEACH BLVD WAS USED AS THE BASIS  
OF BEARINGS FOR THIS MAP.

**SURVEYOR'S CERTIFICATE:**

THIS MAP WAS PREPARED BY ME  
OR UNDER MY DIRECTION. 1



OR UNDER MY DIRECTION.

  
\_\_\_\_\_  
RICHARD F. ROSENBLUM PLS 5846  
STATE OF CALIFORNIA

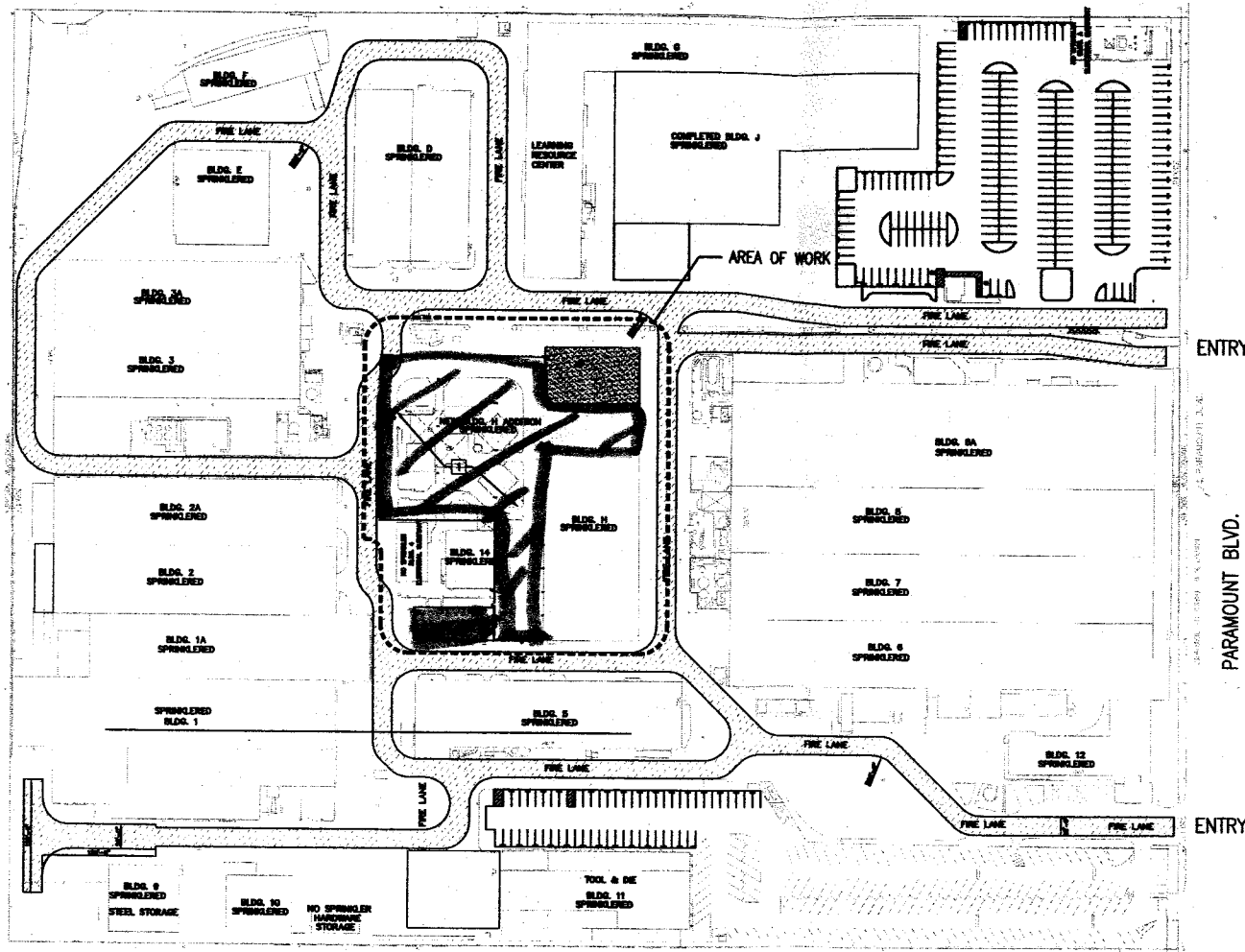
10-02-03  
DATE

CURVE NUMBER	RADIUS	LENGTH	TANGENT	DELTA
①	60.00'	24.67'	12.51'	23°33'29"
②	60.00'	24.67'	12.51'	23°33'29"
③	110.00'	66.85'	34.49'	34°49'13"

## TENTATIVE PARCEL MAP

**TENTATIVE PARCEL MAP No.060344  
LONG BEACH- A.P.N.# 7307-008-049  
LONG BEACH BLVD. CROSS OF  
VICTORIA ST.  
LONG BEACH, CALIFORNIA**

# ATTACHMENT 3

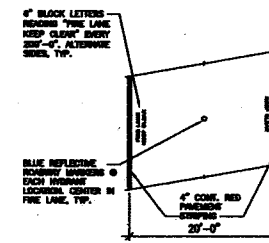


## LEGEND:

- 20'-0" FIRETRUCK ACCESS LANE WITH 20'-0" TURNING RADIUS THROUGHOUT, SEE DET. (B)
- EXISTING CONSTRUCTION
- FUTURE CONSTRUCTION
- AREA OF WORK

## KEYNOTES:

- (1) FUTURE BUILDING EXPANSION



(B) FIRE LANE STRIPING DETAIL  
Scale : 1/8"=1'-0"

(A) FIRE TRUCK ACCESS PLAN  
Scale : 1"=50'-0"

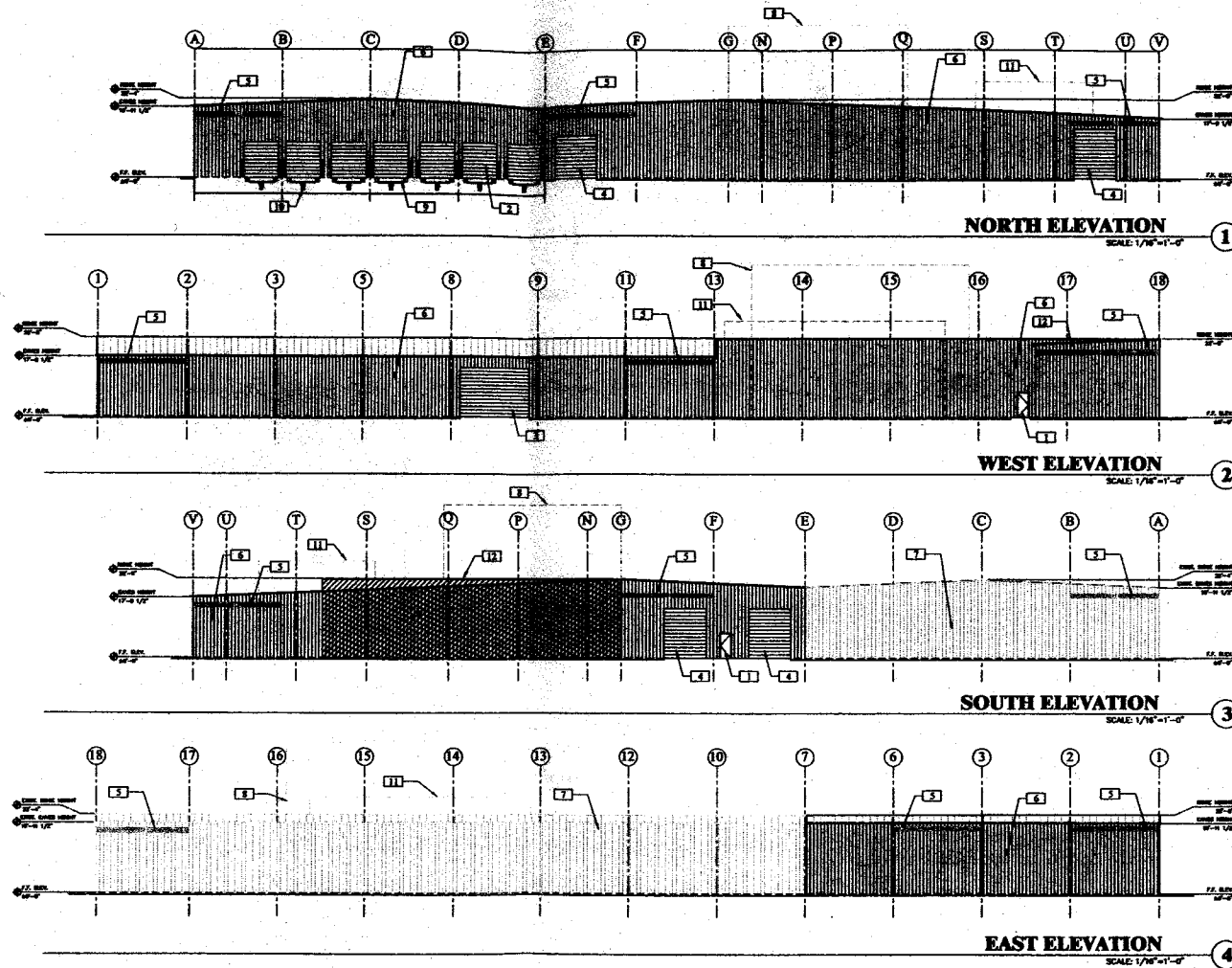


REV.	DESCRIPTION	BY	DATE	REVISIONS TO	DATE
1				DESIGN TO	
2				APPROVED TO	
3				WALSH ENGINEERING SPECIFIED	
4				REVISIONS	
5				FUNCTION	
6				REVISIONS	
7				WALSH	

TABC, INC.	
4375 PARAMOUNT BLVD.	
LONG BEACH, CALIFORNIA 90804-2545	
FIRE TRUCK ACCESS PLAN	
REV. NO.	G-004
SCALE	1"=50'-0"
SHEET	4 OF 4

# ATTACH. 3 (Cont.)



## BUILDING MATERIALS:

SIDES OF NEW BUILDING SHOWN WILL  
PAINTED METAL CLADDING (COLOR:  
TAN WHITE - VARCO PRUDEN STOCK  
6) TO MATCH ALL OTHER EXISTING  
BUILDINGS. FOR MANUFACTURER'S DETAIL  
SPECIFICATIONS FOR COLOR SELECTION SEE  
B.L. BUILDING BROCHURE SUBMITTED.

## ELEVATION NOTES:

- 1 3' X 7' HOLLOW METAL MAN DOOR.
- 2 16' WIDE X 16' HIGH DOCK HIGH ROLL-UP DOOR.
- 3 26' WIDE X 12' HIGH ROLL-UP DOOR AT GRADE LEVEL.
- 4 12' WIDE X 14' HIGH ROLL-UP DOOR AT GRADE LEVEL.
- 5 PROVIDE BUILDING IDENTIFICATION NUMBERS LEGIBLE FROM ACCESS ROADWAY. EXACT LOCATION TO BE DETERMINED BY FIELD OFFICIAL.

- 6 NEW METAL BUILDING H EXPANSION.
- 7 EXISTING METAL BUILDING H.
- 8 EXISTING BUILDING 14.
- 9 DOCK LEVELERS (TYPICAL AT 7 LOCATIONS).
- 10 DOCK LOCKS (TYPICAL AT 7 LOCATIONS).
- 11 EXISTING BUILDING 4.
- 12 NEW FREE STANDING METAL CANOPY IN FOREGROUND.

## GRAPHIC SCALE:

1/16"=1'-0"

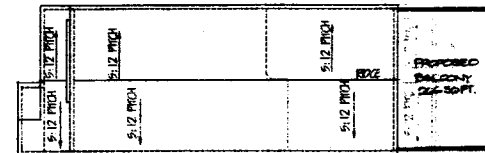


NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	ISSUED FOR CONSTRUCTION	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
2	REVISED TO ADD DOCK LEVELERS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
3	REVISED TO ADD DOCK LOCKS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
4	REVISED TO ADD DOCK LEVELERS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
5	REVISED TO ADD DOCK LOCKS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
6	REVISED TO ADD DOCK LEVELERS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
7	REVISED TO ADD DOCK LOCKS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
8	REVISED TO ADD DOCK LEVELERS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
9	REVISED TO ADD DOCK LOCKS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN
10	REVISED TO ADD DOCK LEVELERS	10/1/83	J. L. BROWN	J. L. BROWN	J. L. BROWN

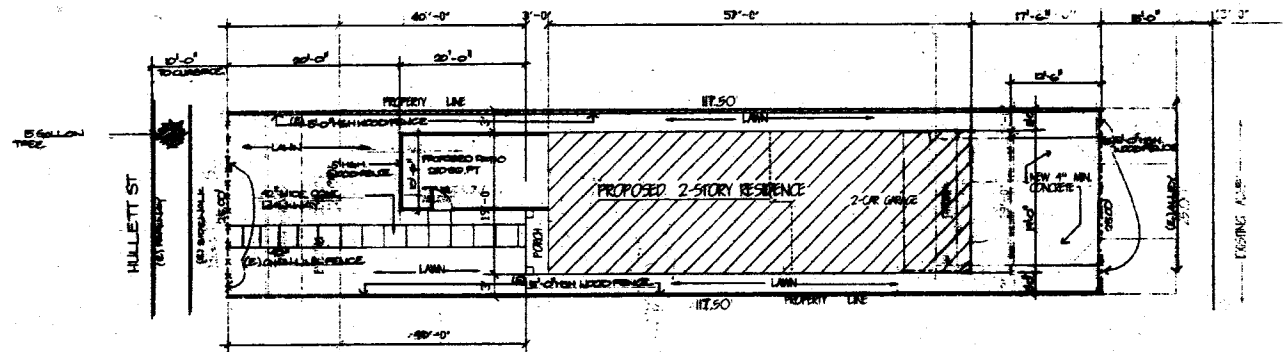
## ATTACHMENT 4

LEGAL DESCRIPTION	PROJECT DATA	SHEET INDEX	
		SHEET NO.	DESCRIPTION
LOT 20, BLOCK 4 MAP 501-10-00 A.P.N. 4 705-080-02	<b>PROPOSED 2-STORY RESIDENCE</b>  <b>FLOOR AREA:</b> 1ST FLOOR 508 SF. 2ND FLOOR 87 SF. TOTAL 595 SF. <b>COVERED AREA:</b> 2-CR GARAGE 391.3 SF. RESIDENCE 608 SF. PORCH 24 SF. TOTAL 995.3 SF.  <b>CONSTRUCTION:</b> TYP. W/ CONSTRUCTION RS-18 OCCUPANCY STUCCO EXT. FINISH COMPO. SHINGLES BUILDING HEIGHT	1	PLOT PLAN & ROOF PLAN
		2	FLOOR PLANS
		3	ELEVATIONS
		4	FRAMING PLAN, FOUNDATION PLAN
		5	DETAILS
		6	GENERAL NOTES
		7	
		8	

OPEN SPACE REMOVED  
 PROPOSED BALCONY 24'-0" FT.  
 PROPOSED PATIO 2'-0" FT.  
 TOTAL 26'-0" FT.



ROOF PLAN SCALE 1/8"=1'-0"



PLOT PLAN

SCALE 1/8"=1'-0"

NORTH

WILLIAM FLORES ARCHITECTURAL  
 DRAFTING & DESIGN

2833 W. 1/2 ST. HUNTINGTON PARK CA 90658  
 (323) 885-7833 FAX  
 (562) 949-0885 MESSAGE

NO.	DATE	REVISION

PROJECT: PROPOSED 2-STORY RESIDENCE  
 CLIENT: JOSEPH VILLALBA  
 JOB ADDRESS: 254 E HULLETT ST.  
 LONG BEACH CA 90805

TITLE

REVISIONS

CHECKED

JOB NO.

DRAWN

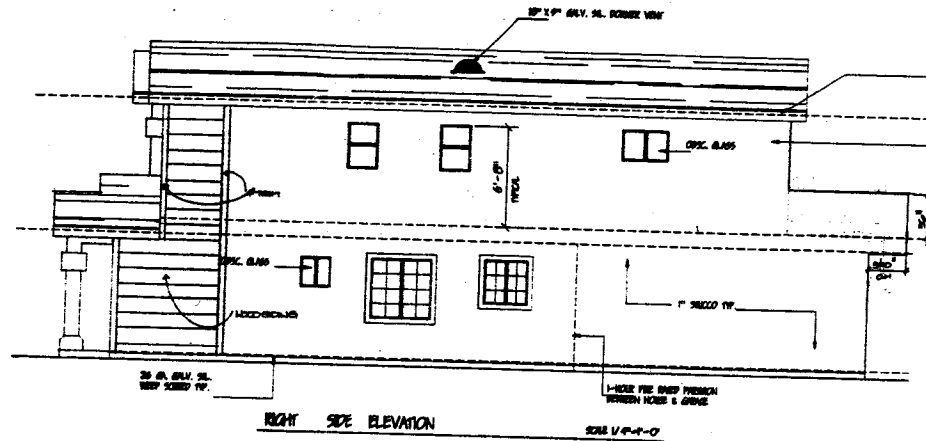
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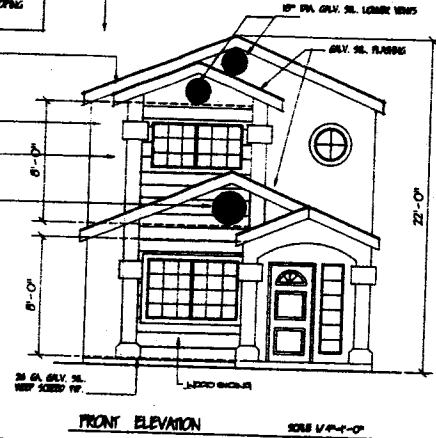
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SHEETS

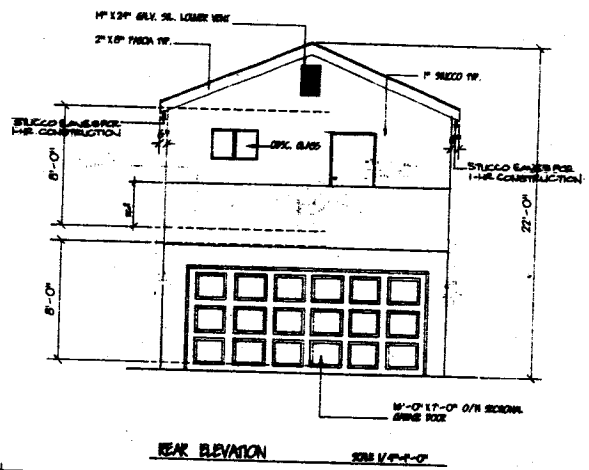
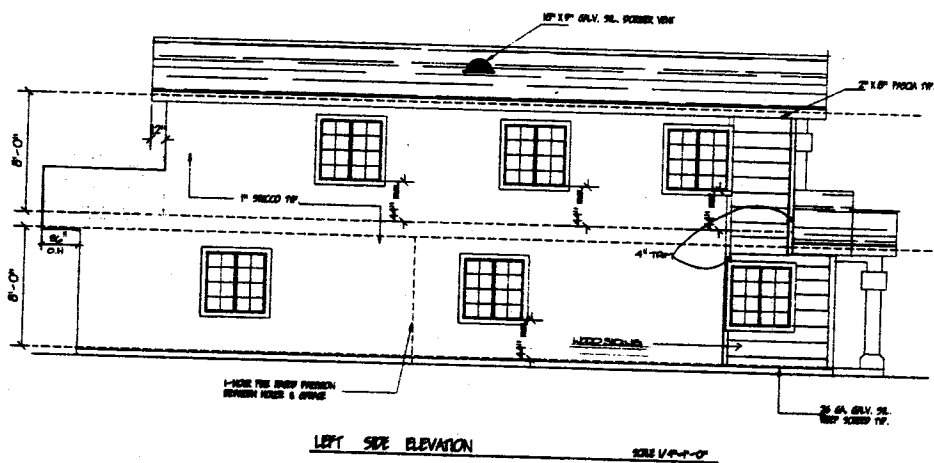
# ATTACH. 4 (Cont.)



**ROOFING:**  
CLAS 1/4" DE 1/4" COMPO-  
SITION SHAPES OVER 2-LAYER  
15 MIL LITE GVL. ROOFING  
FELS (SEE REVISIONS)



**NOTE:**  
PROVIDE 4" MIN. SL. MIN.  
GRADE FRESH FLOOR FOR  
EMERGENCY EXIT ON ALL  
REARION WINDOWS.



ATTIC VENTILATION	
ATTIC AREA: 517	
72"x14" CORRUGATED	5.4
61"x18" CORRUGATED	5.7
(1) 14"x24" LAMINATED	1.9
(1) 14"x24" LAMINATED	1.1
	6.7
6.7 > 5.4	

**WILLIAM FLORES ARCHITECTURAL  
DRAWING & DESIGN**  
2913 1/2 CALIFORNIA ST. HARRINGTON PARK CA 90228  
(310) 444-1111 FAX (310) 444-1112  
(310) 444-1113 CELL (310) 444-1114

NO.	DATE	REVISED

PROJECT: CLIENT: JOB ADDRESS:

TITLE

REVISIONS

CHECKED

JOB NO.

DRAWN

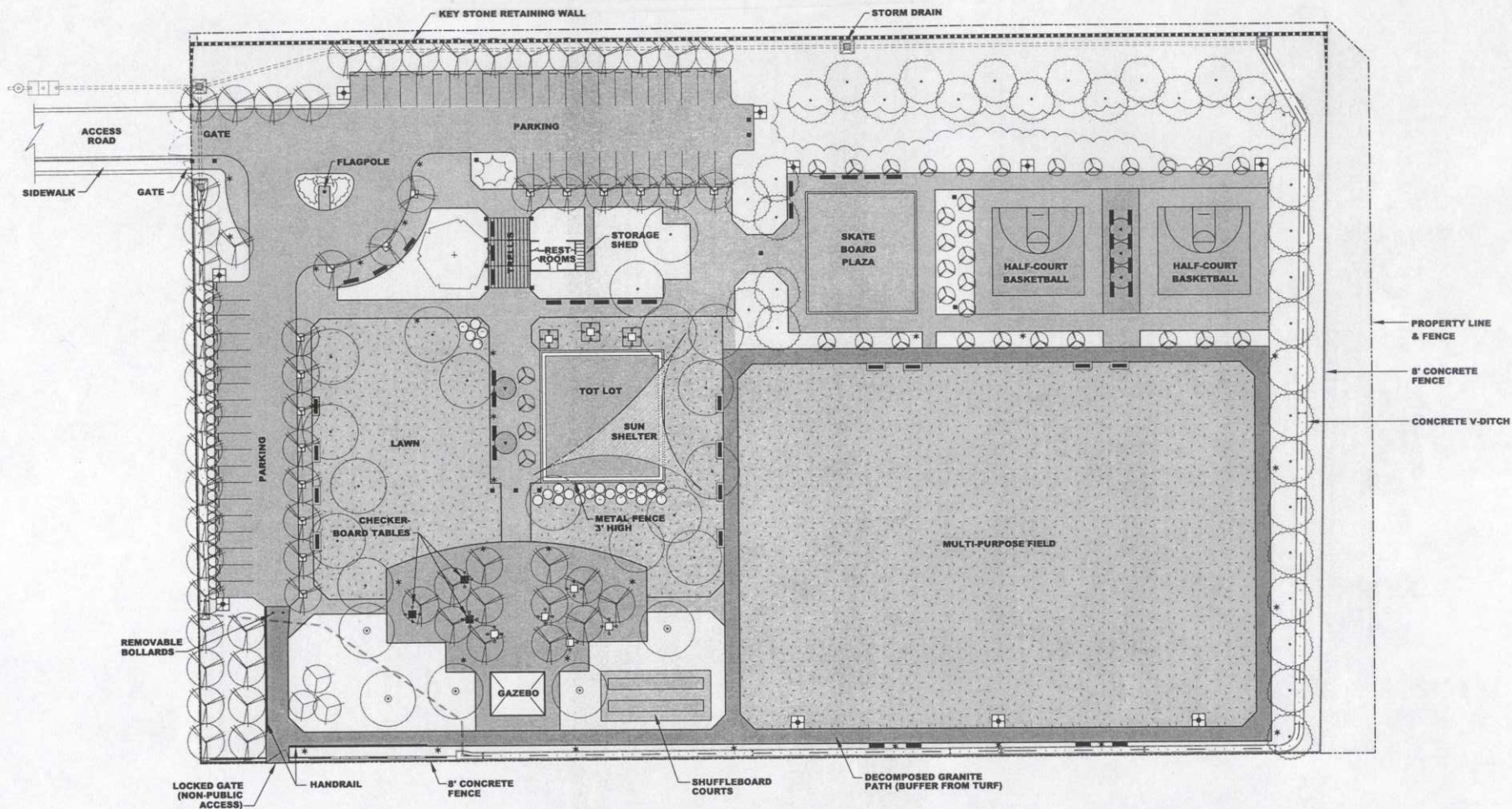
DATE

OR

3

REVISIONS





## 55th Way Park - Draft Site Plan

### City of Long Beach



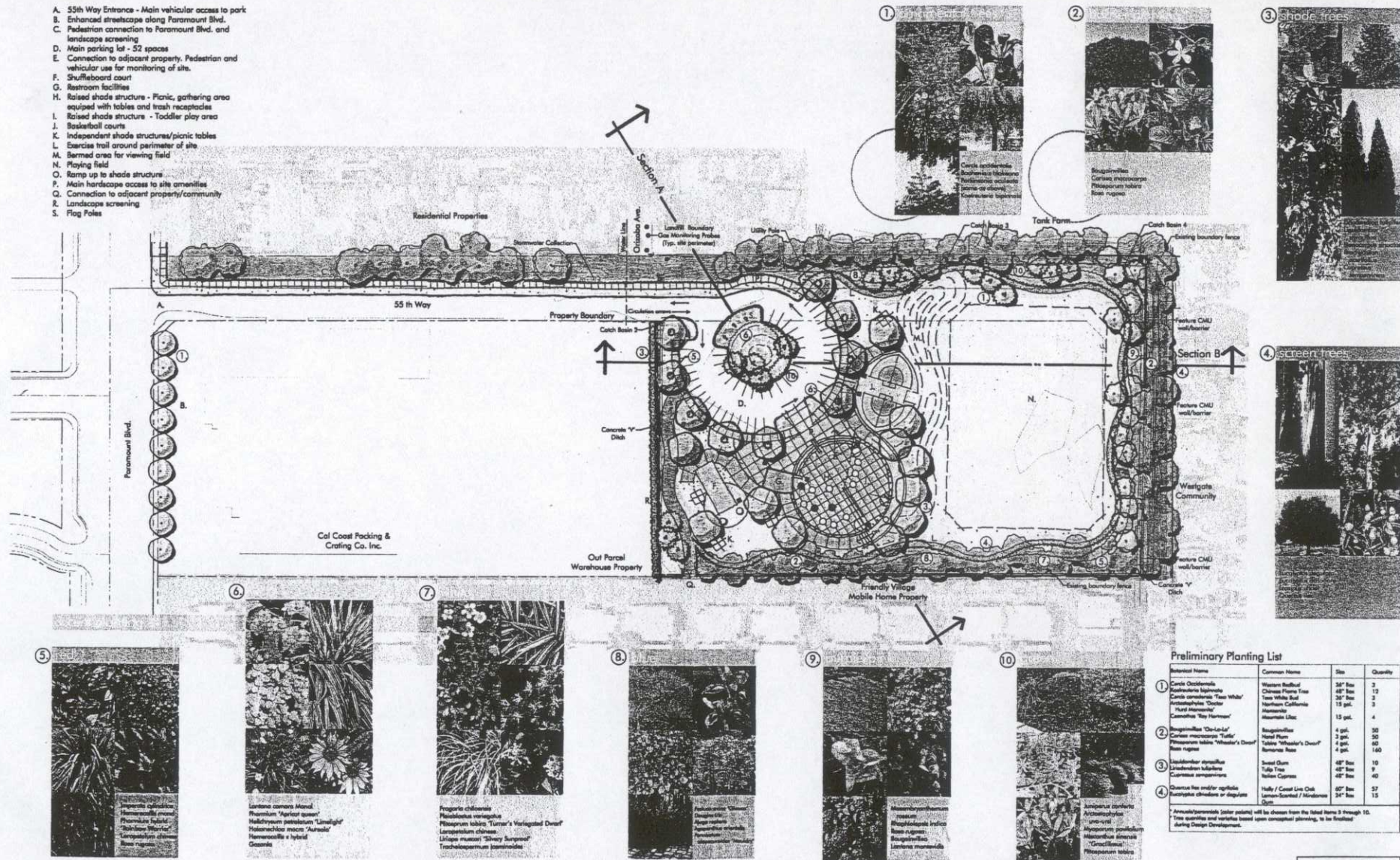
## LEGEND:

CONCRETE WALK	SPECIAL PAVEMENT	TABLE & SEATS	BOLLARD WITH LIGHT
DECOMPOSED GRANITE	NON PERMEABLE TOT LOT LAYER	HANDICAP ACCESSIBLE TABLE	PILLAR
TURF AREA	KEY STONE RETAINING WALL	CHECKERBOARD TABLE	CONCRETE V-DITCH
DROUGHT RESISTANT VEGETATION	PROPERTY LINE	BENCH	TREE
AC PAVEMENT	SUN SHELTER	OVERHEAD LIGHT	SHRUB / GROUNDCOVER



## LEGEND

- A. 55th Way Entrance - Main vehicular access to park
- B. Enhanced streetscape along Paramount Blvd.
- C. Pedestrian connection to Paramount Blvd. and landscape screening
- D. Main parking lot - 52 spaces
- E. Connection to adjacent property. Pedestrian and vehicular use for monitoring of site.
- F. Shuffleboard court
- G. Restroom facilities
- H. Raised shade structure - Picnic, gathering area equipped with tables and trash receptacles
- I. Raised shade structure - Toddler play area
- J. Basketball courts
- K. Independent shade structures/picnic tables
- L. Exercise trail around perimeter of site
- M. Barred area for viewing field
- N. Playing field
- O. Ramp up to shade structure
- P. Main hardscape access to site amenities
- Q. Connection to adjacent property/community
- R. Landscape screening
- S. Flag Poles



## Schematic Design - Masterplan

## 55th Way Park

City of Long Beach

November 2003

## Preliminary Planting List

Botanical Name	Common Name	Size	Quantity
<b>1</b> <i>Cercis canadensis</i>	Eastern Redbud	24" Box	3
<i>Boehmeria cylindrica</i>	Chinese Parasol Tree	48" Box	13
<i>Cercis canadensis</i> 'Frost White'	Tree White Red	36" Box	2
<i>Philadelphus</i>	Hardy Philadelphus	18 gal.	2
<i>Conocarpus</i>	Conocarpus	18 gal.	2
<i>Rosa rugosa</i>	Rosa rugosa	18 gal.	2
<b>2</b> <i>Brugmansia</i>	Brugmansia	4 gal.	4
<i>Cornus macrocarpa</i>	Red Dogwood	4 gal.	4
<i>Philadelphus</i>	Philadelphus	4 gal.	4
<i>Rosa rugosa</i>	Rosa rugosa	4 gal.	4
<b>3</b> <i>Philadelphus</i>	Philadelphus	48" Box	10
<i>Philadelphus</i>	Philadelphus	48" Box	9
<i>Philadelphus</i>	Philadelphus	48" Box	9
<b>4</b> <i>Philadelphus</i>	Philadelphus	48" Box	9
<i>Philadelphus</i>	Philadelphus	48" Box	9
<i>Philadelphus</i>	Philadelphus	48" Box	9

\* Annuals/Perennials (other plants) will be chosen from the listed items 3 through 10.  
 \* Tree quantities and varieties based on conceptual planning, to be finalized during Design Development.

The plan is for informational purposes only and is not intended to be used for construction. It is the responsibility of the user to verify all information and to obtain all necessary permits and approvals from the appropriate authorities. The City of Long Beach and the City of Long Beach are not responsible for any errors or omissions in this plan.

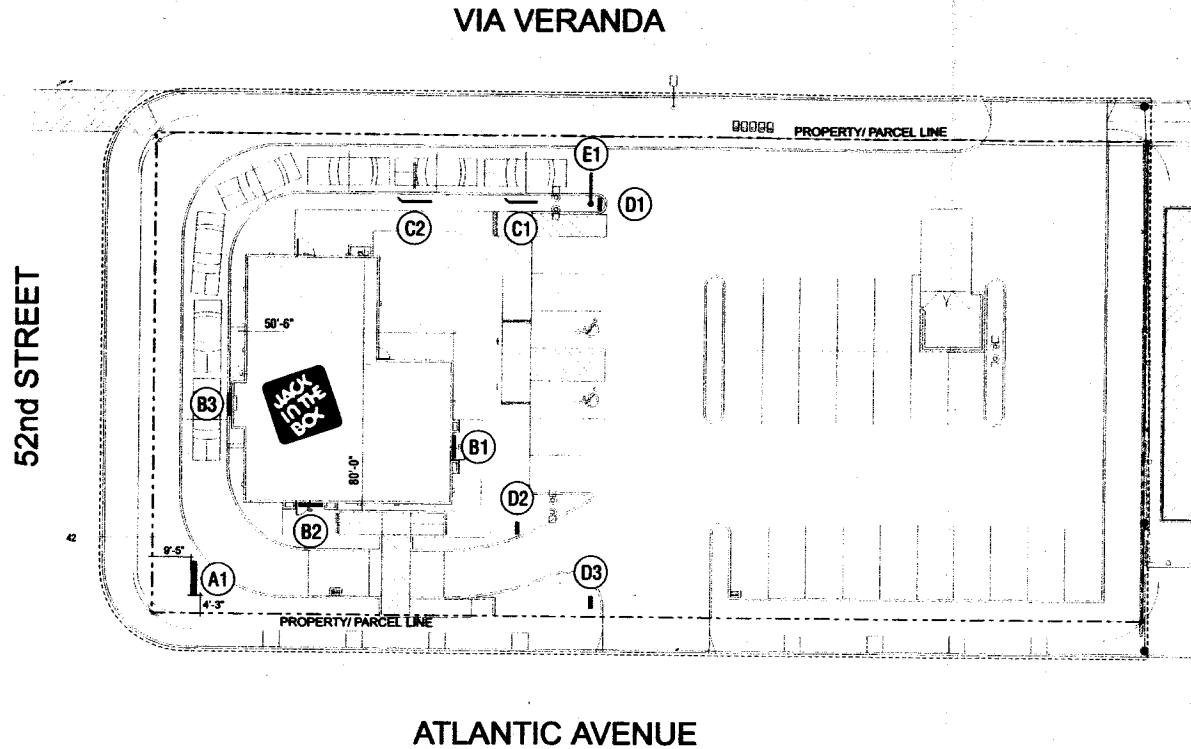


Scale 1" = 40'-0"

0 20 40 80



# ATTACHMENT 7



## KEY

- (A1) D/F INTERNALLY ILLUMINATED POLE SIGN. 8'-0" X 8'-0" CABINET W/ 3'-0" X 8'-0" RS @ 25'-0" OVERALL HEIGHT.
- (B1) S/F INTERNALLY ILLUMINATED WALL SIGN. 5'-0" X 5'-0" CABINET ("JACK IN THE BOX").
- (B2) S/F INTERNALLY ILLUMINATED WALL SIGN. 5'-0" X 5'-0" CABINET ("JACK IN THE BOX").
- (B3) S/F INTERNALLY ILLUMINATED WALL SIGN. 5'-0" X 5'-0" CABINET ("JACK IN THE BOX").
- (C1) S/F INTERNALLY ILLUMINATED PREVIEW BOARD. 4'-0" X 8'-0" CABINET @ 5'-8" OVERALL HEIGHT.
- (C2) S/F INTERNALLY ILLUMINATED SPEAKER STATION. 4'-0" X 8'-0" CABINET @ 5'-8" OVERALL HEIGHT.
- (D1) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN. 1'-8" X 1'-8" CABINET @ 4'-0" O.A.H.T. ("DRIVE-THRU").
- (D2) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN. 1'-8" X 1'-8" CABINET @ 4'-0" O.A.H.T. ("THANK YOU/DO NOT ENTER").
- (D3) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN. 1'-8" X 3'-2" CABINET @ 4'-0" O.A.H.T. ("ENTER").
- (E1) S/F NON-ILLUMINATED HEIGHT DETECTOR. (SIGN PERMIT NOT REQUIRED).

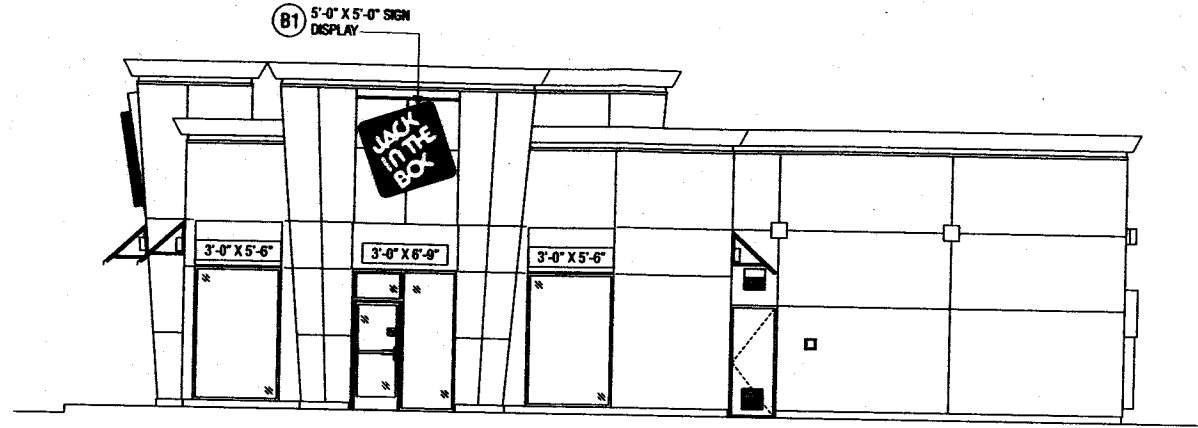


## SITE PLAN

SCALE: 1" = 30'-0"

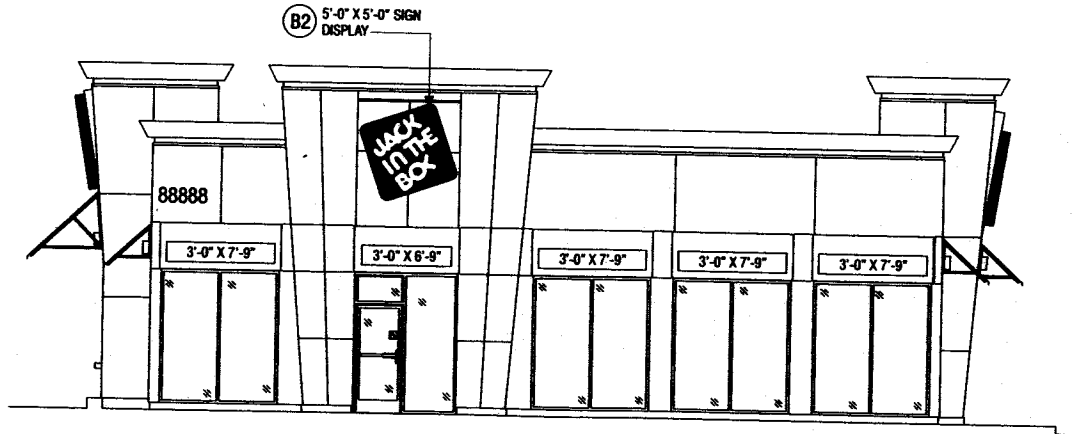
PROJECT	JACK IN THE BOX #3587	1 of 8
DATE	03-299	NOTED
JOB #	00000	10-2-03
DESIGNED BY	ANDY WRIGHT	
CHECKED BY	TAMAR MCCARTER	
APPROVED BY		
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# ATTACH. 7 (Cont.)



**RIGHT/ SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT/ WEST ELEVATION**

SCALE: 1/8" = 1'-0"

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**CNP**  
CALIFORNIA NEON PRODUCTS  
4550 Mission Gorge Place San Diego, CA 92126  
Telephone: (619) 283-2191 Fax: (619) 283-5983

**PROJECT**  
JACK IN THE BOX #3507  
**LOCATION**  
ATLANTIC AVE., LONG BEACH, CA  
**ARCH. FIRM**  
TAMAR MCCARTER  
**DESIGNER**  
ANDY WRIGHT

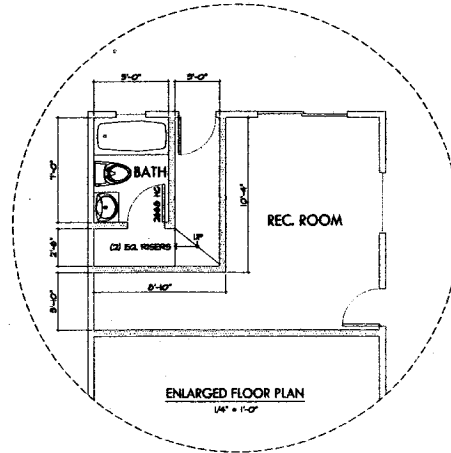
**DATE**  
03-28-99  
**DATE**  
10-2-03

**NO.**  
3 of 8  
**NOTED**

# ATTACHMENT 8

## GENERAL NOTES

- IT SHALL BE ASSUMED THAT ALL CONTRACTORS ARE EXPERIENCED AND THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE AREAS OF THE CONSTRUCTION INDUSTRY AND SHALL PERFORM IN A RESPONSIBLE MANNER IN AN EFFICIENT, SOUND CONSTRUCTION MANNER, RECOGNIZING THE RESPONSIBILITY OF THE DRAWINGS AND DETAILS AND SHALL INFORM THE DESIGNER IN WRITING OF ANY POTENTIAL PROBLEMS WHEN THE DRAWINGS ARE INCOMPLETE OR INCONSISTENT PRIOR TO THE PERFORMANCE OF THE WORK.
- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, AS WELL AS THE CBC, CBCA AND THE CBC, EXCEPT AS AMENDED AND MODIFIED IN THE LONG BEACH MUNICIPAL CODE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE WORK AREA AND MATERIALS FROM THEFT, VANDALISM AND OTHER LOSSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM PAINT ALL SURFACES NOT TO RECEIVE PAINT. THESE SURFACES SHALL INCLUDE BUT ARE NOT LIMITED TO FLOORS, DOOR HARDWARE, OUTLETS, SWITCHES, FRAMES AND GLASS. THE CONTRACTOR SHALL CLEAN OR REPLACE AT OWN EXPENSE ANY SURFACE DAMAGED OR DAMAGED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS CLEANING, SHEETING AND HANGING OF FLOORS, PATCHING AND PAINT TOUCH-UP, DEMOLITION, AND ANY OTHER WORK REQUIRED TO LEAVE THE SITE READY FOR OCCUPANCY, INCLUDING WORK PERFORMED UNDER SEPARATE CONTRACTS.
- INSTALLED WORK THAT IS SUBJECT TO DAMAGE BECAUSE OF OPERATIONS ADJACENT THERETO SHALL BE COVERED, BOARDED UP, AND OTHERWISE SUBSTANTIALLY PROTECTED.
- THE GENERAL CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE CODES, REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
- MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION AND SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR WITHIN A REASONABLE TIME TO ALLOW FOR SELECTION, PURCHASE AND DELIVERY SO AS TO PREVENT DELAY IN THE JOB SCHEDULE.
- ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE STARTING ANY WORK.
- ALL CONSTRUCTION WASTE AND DEBRIS MUST BE KEPT IN AN ENCLOSED CONTAINER.
- DO NOT SCALE THE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL AREAS NOT WITHIN THE SCOPE OF WORK FROM DIRT AND DAMAGE.



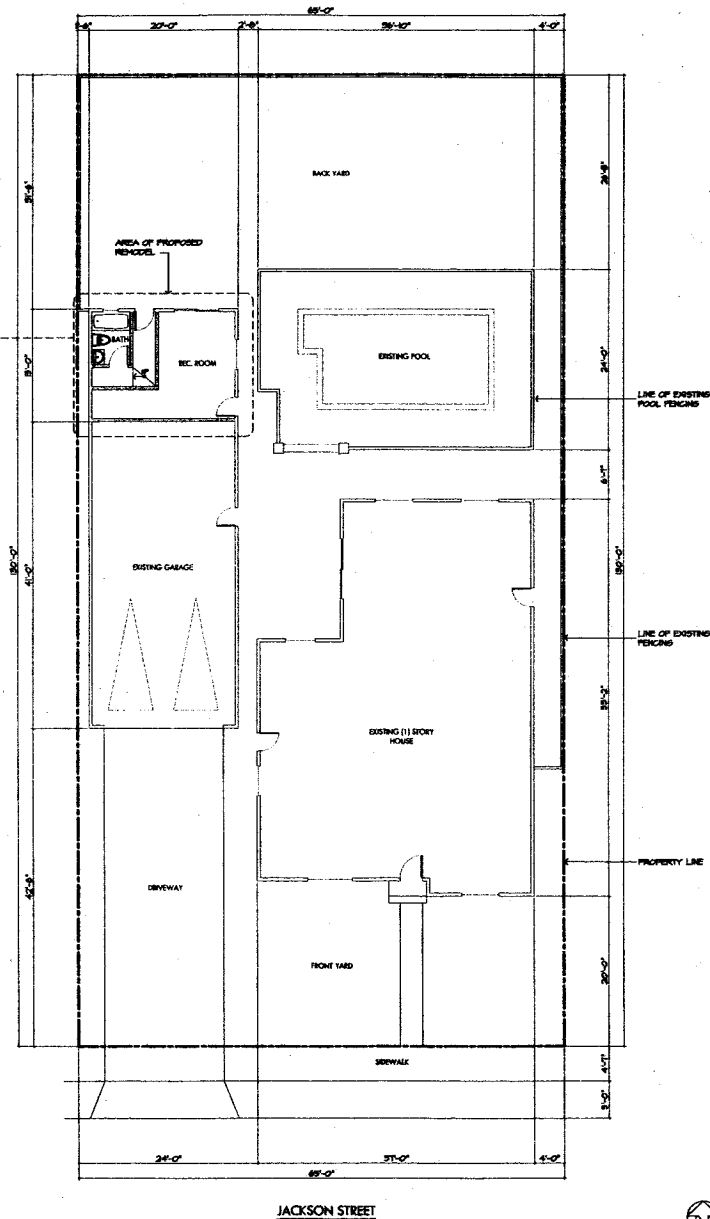
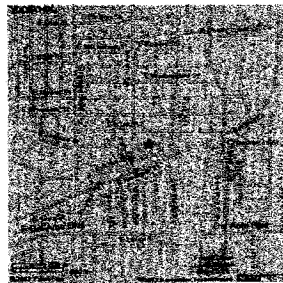
### NOTE

- UNLESS NOTED OTHERWISE, ALL WINDOWS AND DOORS ARE EXISTING AND ARE TO REMAIN.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE EXISTING AND ARE TO REMAIN.

### WALL LEGEND

---	EXISTING 2 X 4 HALL
---	2 X 4 HALL TO BE REMOVED
---	NEW 2 X 4 HALL

### VICINITY MAP



JACKSON STREET



EXISTING SITE / PROPOSED PLAN

1/8" = 1'-0" 1

NAJAR RESIDENCE  
1659 E. JACKSON  
LONG BEACH, CALIFORNIA

### REVISIONS

DATE	DATE

### SHEET TITLE

SITE & FLOOR PLANS

### SHEET NUMBER

A-1.1

DATE	DATE

SCALE: AS NOTED

THIS SET OF DRAWINGS IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE LOSS OF ANY BUILDING OR OTHER PROPERTY, OR THE LOSS OF ANY INCOME OR PROFITS, ARISING OUT OF THE USE OF THESE DRAWINGS.



DESIGNER  
JOSE NAJAR  
1659 E. JACKSON ST.  
LONG BEACH, CA 90805  
(562) 422-8144

DESIGNER  
JOSE NAJAR  
1659 E. JACKSON ST.  
LONG BEACH, CA 90805  
(562) 422-8144

### PROJECT TEAM

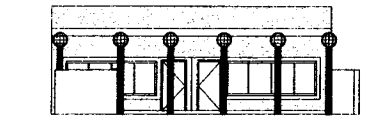
OWNER  
JOSE NAJAR  
1659 E. JACKSON ST.  
LONG BEACH, CA 90805  
(562) 422-8144

# ATTACHMENT 9

# ORIGINAL PLAN

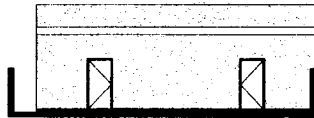
## WALL LEGEND:

- DENOTES PROPOSED NEW MILSTOS WALLS
- DENOTES 8" CMU WALLS



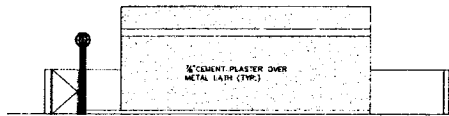
**WEST ELEVATION**

SC: 1/8"=1'-0"



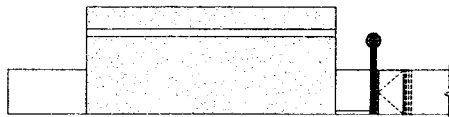
**EAST ELEVATION**

SC: 1/8"=1'-0"



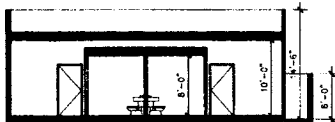
**SOUTH ELEVATION**

SC: 1/8"=1'-0"



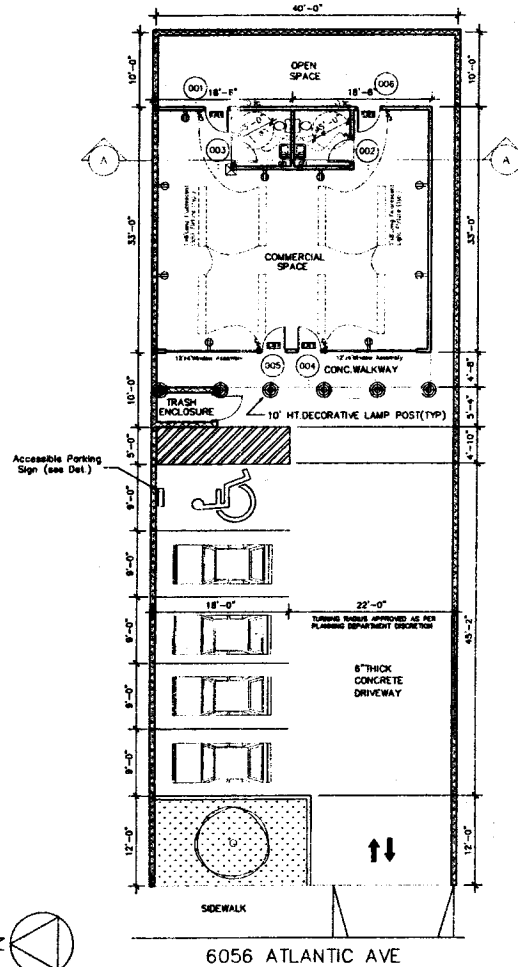
**NORTH ELEVATION**

SC: 1/8"=1'-0"



**CROSS SECTION A-A**

SC: 1/8"=1'-0"



## PROJECT DESCRIPTION:

ADDRESS: 6056 ATLANTIC AVE.  
LONG BEACH, CA...

## LEGAL DESCRIPTION:

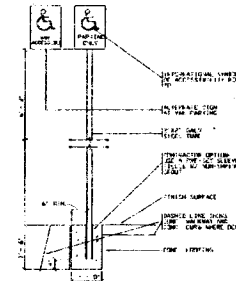
OWNER: MR. JOSE MURGUIA  
(562) 244-6789

PROPOSED USE: NEW COMMERCIAL STORES

PARKING PROVIDED: 4- STANDARD SPACES  
1- DISABLED PERSON SPACE

SQUARE FOOTAGE: 1,200 S.F.

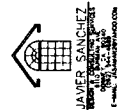
DOOR AND FRAME SCHEDULE									
MARK	NO.	SIZE	DOOR	FRAME	GLAZING	FINISH	SWITCH	HANDLE	NOTES
001	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork
002	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork
003	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork
004	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork
005	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork
006	1	3'-0" x 7'-0"	ALUM.	ALUM.	GLASS	PAINT	1"	1"	Frame: woodwork



ACCESSIBLE PARKING SIGN

## General Notes

**PROPOSED PLOT PLAN  
FOR 6056 ATLANTIC AVE.  
LONG BEACH, CA.**



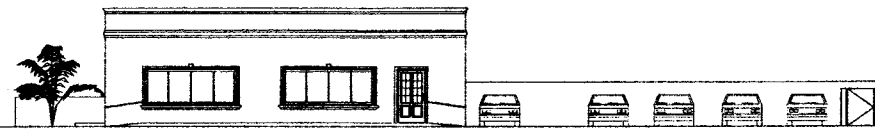
No.	Revision/Issue	Date

LEGAL DESCRIPTION:

Project Name and Address:  
PROPOSED PLOT PLAN FOR  
6056 ATLANTIC AVE.  
LONG BEACH, CA.  
OWNER:  
MR. JOSE MURGUIA  
(562) 244-6789

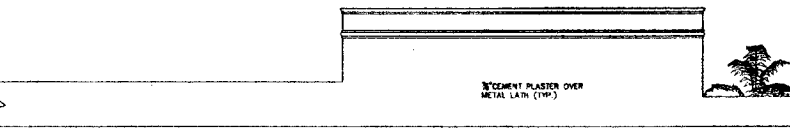
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Date: 9/22/2003	A-1
Scale: 1/8"=1'-0"	

# ATTACH. 9 (Cont.) REVISED PLAN



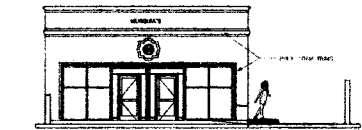
**SOUTH ELEVATION**

SC: 1/8"=1'-0"



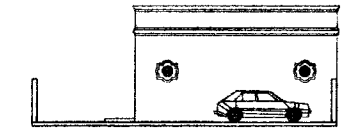
**NORTH ELEVATION**

SC: 1/8"=1'-0"



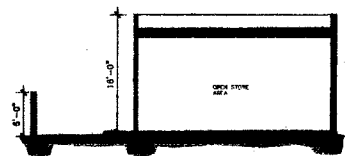
**WEST ELEVATION**

SC: 1/8"=1'-0"



**EAST ELEVATION**

SC: 1/8"=1'-0"



**CROSS SECTION A-A**

SC: 1/8"=1'-0"

## WALL LEGEND:

----- DENOTES PROPOSED NEW MTL/STB WALLS

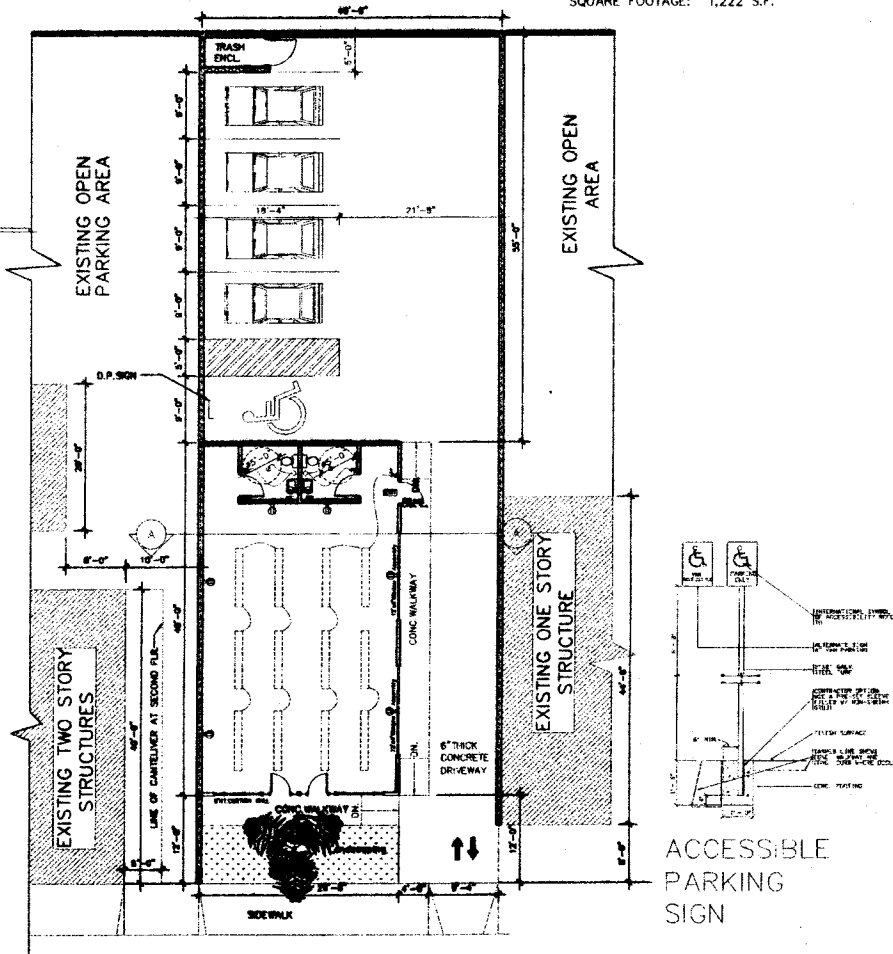
----- DENOTES STON WALLS

OWNER: MR. JOSE MURGUIA  
(562) 244-6789

PROPOSED USE: NEW COMMERCIAL STORES

PARKING PROVIDED: 4- STANDARD SPACES  
1- DISABLED PERSON SPACE

SQUARE FOOTAGE: 1,222 S.F.

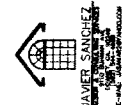


6056 ATLANTIC AVE

**PLOT PLAN**

SC: 1/8"=1'-0"

**PROPOSED PLOT PLAN  
FOR 6056 ATLANTIC AVE  
LONG BEACH, CA.**



No.	Revision/Issue	Date

LEGAL DESCRIPTION

Project Name and Address  
**PROPOSED PLOT PLAN FOR  
6056 ATLANTIC AVE  
LONG BEACH, CA**  
OWNER:  
MR. JOSE MURGUIA  
(562) 244-6789

Project	Sheet
Date: 10/29/2003 Scale: 1/8"=1'-0"	A-1